

Moving Forward...

Implementation of The Comprehensive Plan



Ettrick VSU Special Area Plan – Citizen's Meeting Questions/Comments: 10/30/13

Questions/Comments	Staff Responses
What is the plan to increase access for off-campus students to the campus, especially for those living in Petersburg?	Enhanced access will be provided with the scheduled improvements to East River Road and implementation of the VSU's master plan. In developing the Ettrick VSU Special Area Plan other possible enhancements will be explored.
How will the zoning case affect Chesterfield Avenue?	The VSU Foundation zoning case will establish a base line for development type and quality that the Ettrick VSU Special Area Plan will suggest be encouraged in the future.
Are any new streets proposed with the zoning case?	Outside the boundaries of the zoning case, the VSU master plan proposes construction of new roads/driveways. Some of these planned improvements may be provided in conjunction with the proposed development along Chesterfield Avenue.
Does the plan account for displaced residents as buildings are removed for redevelopment?	It is anticipated that the Ettrick VSU Special Area Plan will not address this issue directly, but may explore the impacts of redevelopment across a wide range of criteria.
What are the plans for high speed rail in the area?	The Southeast High Speed Rail Corridor Project (SEHSR) website is http://www.sehsr.org/ . This website provides the most current information including a Draft Tier II Environmental Impact Statement which identifies track location and proposed road improvements. The SEHSR corridor could be implemented between 2018 and 2022; however, it is depend on funding availability.
What is the timeline for VSU improvements (Multipurpose Center and mixed use zoning case)?	According to the information that has been provided, VSU plans to start construction of the multipurpose center in Fall of 2013. VSU plans to start construction of the mixed use project along Chesterfield Avenue in Spring of 2014.

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Additional stoplights are needed on Chesterfield Avenue, especially at Boisseau St.	The Virginia Department of Transportation (VDOT) controls when and where traffic signals are installed. Based on VDOT's traffic signal warrants, it is not anticipated that current traffic volumes justify a signal. Conditions may change as the area redevelops and as traffic volumes increase.
Dupuy Rd/River Rd intersection needs improvements.	The scheduled widening of East River Road will include improvements to the Dupuy Road intersection. Additional improvements will be evaluated once the road improvements are completed.
Pedestrian circulation and crosswalks are needed at Dupuy Rd/River Rd and from existing apartments, west of the train station, to campus – need a pedestrian circulation plan as part of plan.	The scheduled widening of East River Road will include improvements to the Dupuy Road intersection and the construction of a sidewalk along the south side of the road for the entire length of the project. The need for additional pedestrian improvements will be evaluated in conjunction with the Ettrick VSU Special Area Plan.
Will VSU be constructing anything on the south side of Chesterfield Avenue?	VSU has not indicated any plans to acquire property or build improvements on the south side of Chesterfield Avenue.
What will be done with historic Summerseat?	The county and VSU are partnering to find ways to preserve and reuse Summerseat. This effort will be explored with the development of the Ettrick VSU Special Area Plan.

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What is the timeframe for development on the south side of Chesterfield Avenue?	The Ettrick VSU Special Area Plan will suggest land uses and development standards for future development along Chesterfield Avenue. However, the Plan will not cause development to occur. Development will occur when property owners decide to bring forward proposals.
Will the widening of River Road mainly affect property on the south side of the road?	The current project to widen East River Road will occur primarily on the south side of the road. Construction on the north side of East River Road for the length of the project will mostly consist of the reconstruction of driveways and intersections in order to connect those intersections with the new road surface.
What are some incentives that will be offered to spur private development along the south side of Chesterfield Avenue?	The Ettrick VSU Special Area Plan will explore incentives to encourage development.
What types of businesses will be attracted to Chesterfield Avenue?	The Ettrick VSU Special Area Plan will explore the types of land uses would be appropriate along Chesterfield Avenue.
How will existing businesses be impacted by future development?	The Ettrick VSU Plan will explore this issue.